159.0	0011	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	823,400 / 823,400
					USE VALUE:	823,400 / 823,400
					ASSESSED:	823,400 / 823,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
186		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHEN CHONGZI		
Owner 2:			
Owner 3:			
Street 1:	186 FLORENCE AVE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	DONNELLY SHAWN C -
Owner 2:	MEANY MAEVE G -
Street 1:	186 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,458 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Clapboard Exterior and 1976 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6458.000	393,800		429,600	823,400
Total Card	0.148	393,800		429,600	823,400
Total Parcel	0.148	393,800		429,600	823,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.70 | /Parcel: 416.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	106334
GIS Ref	
GIS Ref	
Insp Date	05/29/15

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0011-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	393,900	0	6,458.	429,600	823,500	823,500	Year End Roll	12/18/2019
2019	101	FV	294,700	0	6,458.	429,600	724,300	724,300	Year End Roll	1/3/2019
2018	101	FV	294,700	0	6,458.	362,100	656,800	656,800	Year End Roll	12/20/2017
2017	101	FV	294,700	0	6,458.	331,400	626,100	626,100	Year End Roll	1/3/2017
2016	101	FV	294,100	0	6,458.	282,300	576,400	576,400	Year End	1/4/2016
2015	101	FV	193,700	0	6,458.	245,500	439,200	439,200	Year End Roll	12/11/2014
2014	101	FV	185,400	0	6,458.	227,100	412,500	412,500	Year End Roll	12/16/2013
2013	101	FV	185,400	0	6,458.	216,000	401,400	401,400		12/13/2012

!12475!

PRINT

Date	Time
12/11/20	02:33:40

LAST REV

Date	Time
09/07/16	10:33:40
apro	
12475	

USER DEFINED

Prior Id # 1:	106334
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONNELLY SHAWN	62539-21		8/28/2013	Change>Sale	475,575	No	No		
MITCHELL SUZANN	54566-20		4/20/2010		414,000	No	No		
MODEN SCOTT & D	33338-296		7/30/2001		312,000	No	No		
MC SWEENEY KELL	31544-255		6/7/2000		251,000	No	No		
CANNON JAMES	26309-468		1/7/1999	Convenience	1	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2014	515	Heat App	12,000					
2/19/2014	131	Addition	65,000	O				
2/18/2014	120	New Wind	16,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	Meas/Inspect	PC	PHIL C
6/19/2014	Info Fm Prmt	PC	PHIL C
3/12/2014	Info Fm Prmt	EMK	Ellen K
3/12/2014	Info Fm Prmt	EMK	Ellen K
11/10/2008	Meas/Inspect	336	PATRIOT
10/22/2001	MLS	MM	Mary M
9/24/2000	MLS	MM	Mary M
1/6/2000	Inspected	276	PATRIOT
12/9/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6458		Sq. Ft.	Site		0	70.	0.95	7									429,620						429,600	

Total AC/HA:	0.14826	Total SF/SM:	6458	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	429,620	Spl Credit		Total:	429,600				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27203798
Const Adj.:	0.98598063
Adj $ / SQ:	163.047
Other Features:	101694
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441449
Depreciation:	47676
Depreciated Total:	393772

COMMENTS

SCUTTLE HOLE, OF=SINK IN BMT. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2			Baths: 1				HB 1		

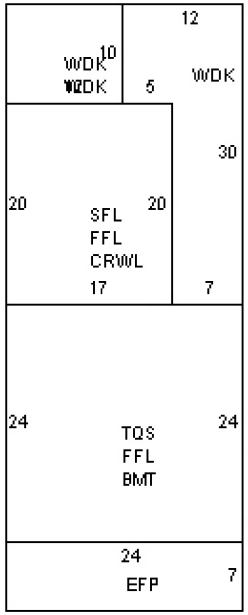
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	163.05
Special Features:	0	Val/Su Net:	120.35
Final Total:	393800	Val/Su SzAd	233.29

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	916	163.050	149,351
BMT	Basement	576	78.260	45,079
WDK	Deck	500	7.890	3,944
TQS	3/4 Story	432	163.050	70,436
CRWL	Crawl Space	340	24.460	8,315
SFL	Second Floor	340	163.050	55,436
EFP	Enclos Porch	168	42.820	7,194

Net Sketched Area:	3,272			Total:	339,755
Size Ad	1688	Gross Are	3416	FinArea	1976

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0011-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc